

17 Dee Road, Talacre, Flintshire CH8 9RS

£320,000

3

1

1



Built in 2024 this surprisingly spacious detached bungalow must be viewed internally for the size and finish to be fully appreciated, being located in sought after street. Having a open plan kitchen come living accommodation with bi-fold doors leading to the enclosed rear garden with sizeable Summer House ideal for multi use. Having three bedrooms, utility room and a modern shower room, driveway providing off road parking and heating via ceiling mounted infrared heating panels and solar panels. Close proximity to the beach. DIRECTIONS From Prestatyn proceed along the main coast road through the village of Gronant to the roundabout, take the first exit for Talacre, proceed along Station Road and fork left onto Gamfa Wen, turn left into Dee Road, the property will be found at the far end by way of a 'For Sale' sign.

Key Features

- SURPRISINGLY SPACIOUS
- BUILT IN 2024 WITH A 10 YEAR PROTEC CERTIFICATE
- UTILITY ROOM
- DRIVEWAY & ENCLOSED REAR GARDEN
- FREEHOLD
- OPEN PLAN LIVING ACCOMMODATION
- THREE BEDROOMS
- MODERN SHOWER ROOM
- SIZABLE OUTBUILDING FOR MULTI USE
- COUNCIL TAX - D EPC - C



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.